

Housing Committee Hearing Meeting Tuesday February 28th- Bills HB 1113 -support with modifications – OPPOSE SB4/HB 6780/ 6781

Hello Committee Members:

Have been a Landlord in Hartford, East Hartford, New Britain and managed, sold, leased properties in other CT towns and cities since 1979. I first was a licensed agent in 1977, a Realtor/Broker since 1979, a **certified general appraiser** since 1987/1988 and have owned around 100 units of housing in just CT as well as in other states. I saved the corner of Broad and Russ Streets, 593-601 Broad & 119-121 Russ Streets from the Savage Nomads a few blocks in 1983 before you had this magnificent State Office Building to have this convenient cafeteria --if any of you heard or remembered the Bond Restaurant, I saved that 4-story historic 1910 property back in the 1980s? I have owned multi-family properties a block away on Buckingham Street since 1979. I have provided either by management or by ownership over 175 units of CT housing units, so I quite well understand all sides to this situation. www.MarcGottesdiener.com

Support with modifications HB 1113 AN ACT CONCERNING FAIR RENT COMMISSIONS. This is a **good idea** IF:

membership must be balanced between landlord and tenants- YES -

- **Harsh and unconscionable needs** to be defined as a percentage and/ or numeric value tied to the Fair Market Rents.
- Decisions favoring the landlord must be retroactive to **date of filing**.
- Complaints must be heard within **30 days of filing**- IMPORTANT-no delays which is what goes on NOW in Hartford, for instance

OPPOSE-- HB 6781, AN ACT ADDRESSING HOUSING AFFORDABILITY FOR RESIDENTS IN THE STATE.

This Bill would: Increase fines to \$2,000 a day for failure to maintain a property.
HARSH

Eliminates Lapse of Time Eviction in building w/5 units or more-BAD

- Require landlords to notify tenants of their rights in evictions.
- Makes denying a tenant based on a greater than 5-year-old eviction record a **discriminatory act**.

-We need Lapse of time to control the building. Would you want a bad person to ruin things for others>? Please think about it!

- Are we creating a new protected class? Credit blemishes stay on the report for 7 years why not evictions? Based on behavior and nothing else.

OPPOSE HB 6780 AN ACT CONCERNING TENANTS' RIGHTS.

This Bill would:

- Limits your application fees to the cost of your screening report.
- Force owners to accept a tenant's copy of a previous screening report and not charge an application fee...**even if the report is possibly photo-shopped** or from an inferior screening company-Could scam the Landlord!
- **Eliminates Lapse of Time Eviction in building with 5 units or more**
- Requires landlords to notify tenants of their rights in evictions-Lapse of time protects the other tenants in the house from problems.

OPPOSE SB 4 AN ACT CONCERNING CONNECTICUT'S PRESENT AND FUTURE HOUSING NEEDS

This Bill will:

- **Institutes a rent cap at 4% increase plus a CPI adjustment.**
- **Creates an eviction moratorium between December 1 and March 31 so tenants you start to evict in August live rent free to next April!**
- **YOU must be kidding- That is why I sold over 70 units in Hartford -I was giving away free winter rent!**
- Limits your application fees to the cost of your screening report.
- Force owners to accept a tenants copy of a previous screening report and not charge an application fee...even if the report is possibly photo-shopped or from an inferior screening company- Could be scammed -not good
- Caps late fees at \$25 or \$5 a day whichever is less- **No INCENTIVE for a BAD tenant TO LEAVE**

FOLKS- Please be rational and reasonable! Let Capitalism take care of this. Landlords did not raise the following the last 3 years due to all of this:

Electricity- Eversource- 50%

Insurance – 10-20%

Heating – Oil and Gas - -20-30%

Taxes- 10% or 20% or in Hartford 30-40% - one of mine from \$26K to \$33.5K_

Costs to pay workers/supplies/boilers/roofs/materials-20% or more